



NORTH UNION

COMMUNITY MEETING PRESENTATION

JDL DEVELOPMENT

08-26-2019 THROUGH 03-24-2020



PLEASE VISIT [CITYOFCHICAGO.GOV/NORTHUNION](https://www.cityofchicago.org/northunion)

COMMENTS AND QUESTIONS CAN BE EMAILED TO
DPD@CITYOFCHICAGO.ORG

DEVELOPER JIM LETCHINGER, JDL DEVELOPMENT
JIM@JDLCORP.COM

ALDERMAN WALTER BURNETT , 27TH WARD
WARD27@CITYOFCHICAGO.ORG

ALDERMAN BRIAN HOPKINS, 2ND WARD
WARD02@CITYOFCHICAGO.ORG





MEETING AGENDA

THURSDAY MARCH 24, 2021
6:00 PM - 7:30 PM

WELCOME

DEPARTMENT OF PLANNING AND DEVELOPMENT
ALDERMAN WALTER BURNETT JR.
ALDERMAN BRIAN HOPKINS

PRESENTATION

JDL DEVELOPMENT

QUESTIONS AND ANSWERS

COMMUNITY GROUPS

NNUP

RNRA

PUBLIC QUESTIONS





2011 - 1225 N. WELLS ST.



2011 - 1225 N. WELLS ST.



2014 - 211 W. SCOTT ST.



2014 - 640 N. WELLS ST.



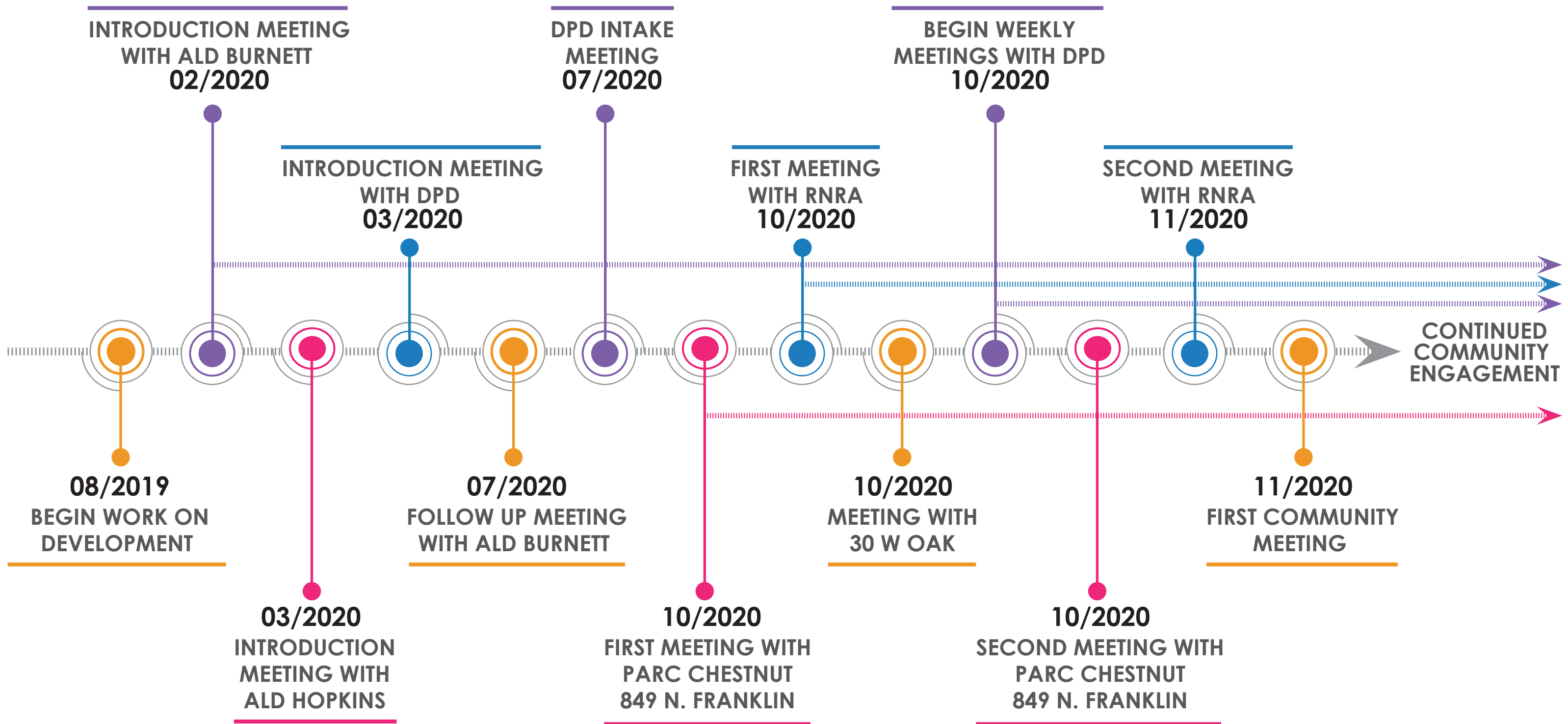
2014 - 211 W. SCOTT ST.



2015 - NO. 9 WALTON



2019 - ONE CHICAGO (14 W. SUPERIOR ST.)



APPLICATION INTRO
TO CITY OF CHICAGO
03/24/2021

CITY COUNCIL COMMITTEE
ON ZONING HEARING

APPLICATION REFERRED TO CITY
PLANNING COMMISSION

CONTINUED
COMMUNITY
ENGAGEMENT

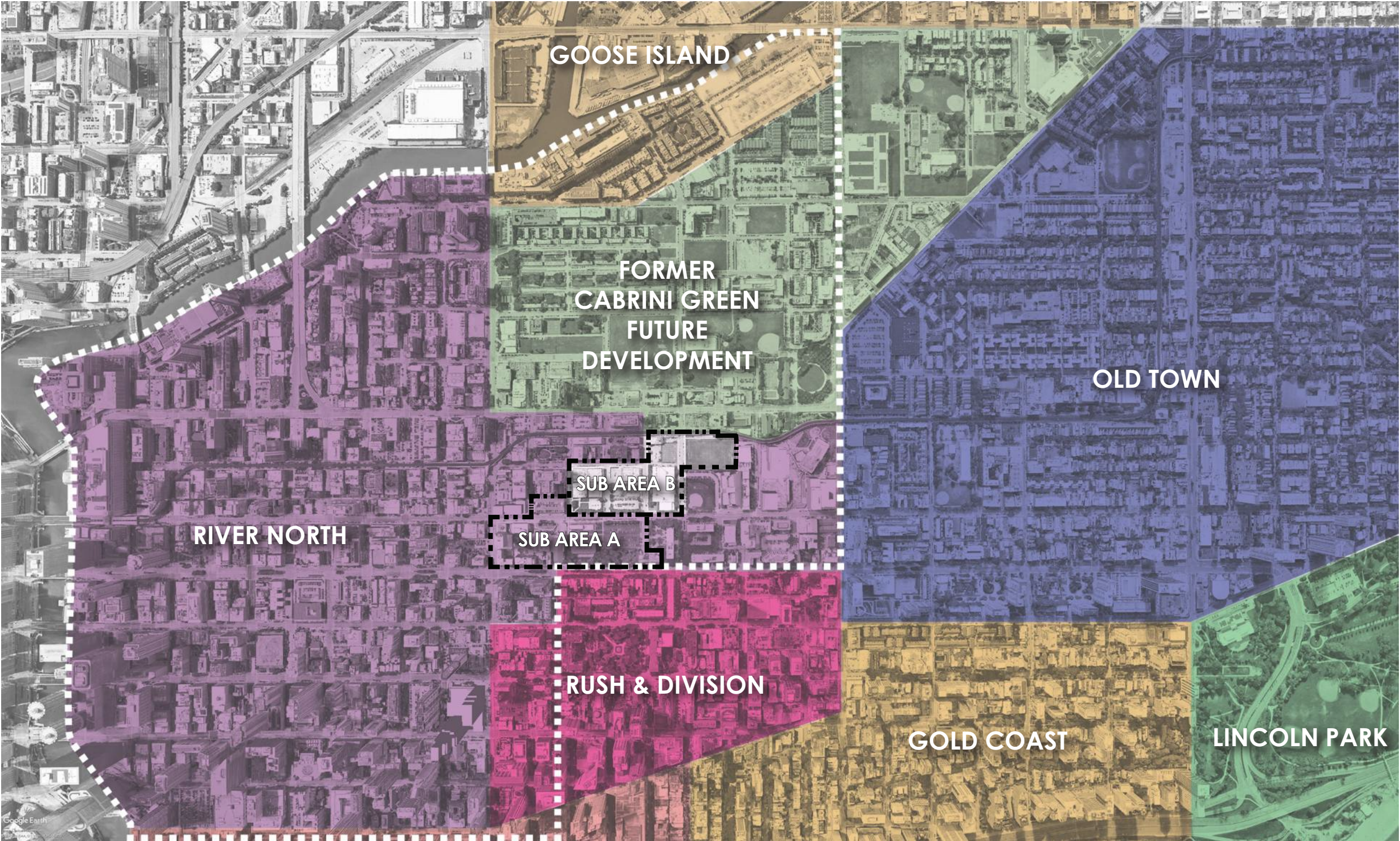
CHICAGO PLANNING
COMMISSION HEARING

03/24/2021
SECOND COMMUNITY
MEETING

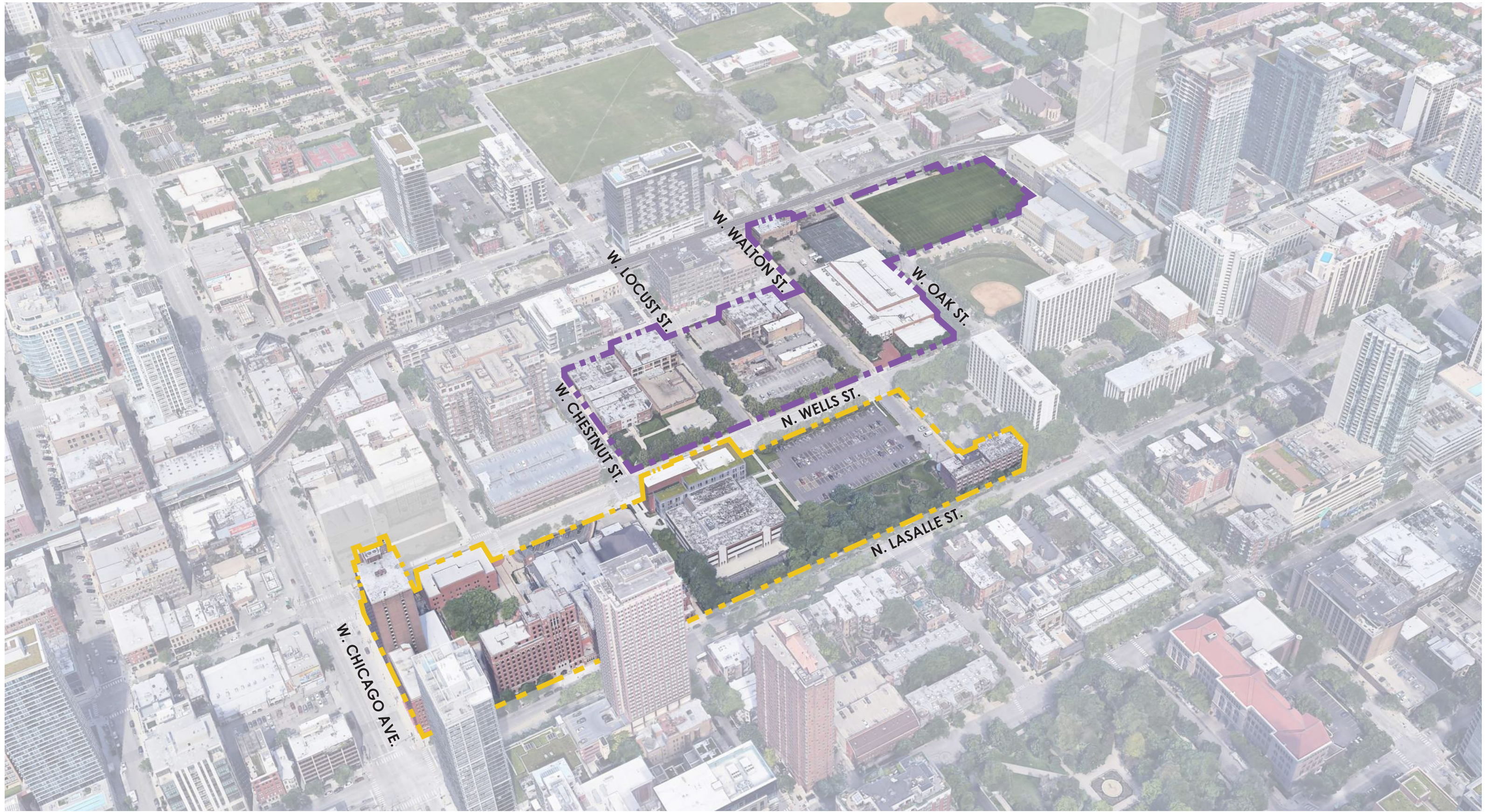
CITY COUNCIL
VOTE

INFILL THE EXISTING GAP

- CREATE NEW CONNECTION BETWEEN RIVER NORTH, OLD TOWN, GOLD COAST, RUSH & DIVISION, AND CABRINI GREEN.
- PROVIDE DENSITY AND ACTIVE USES WITH THE SITE.
- STRENGTHEN EXISTING CIRCULATION LINES FROM RED AND BROWN LINE TRANSIT.







PROPOSED PLANNED DEVELOPMENT AREA

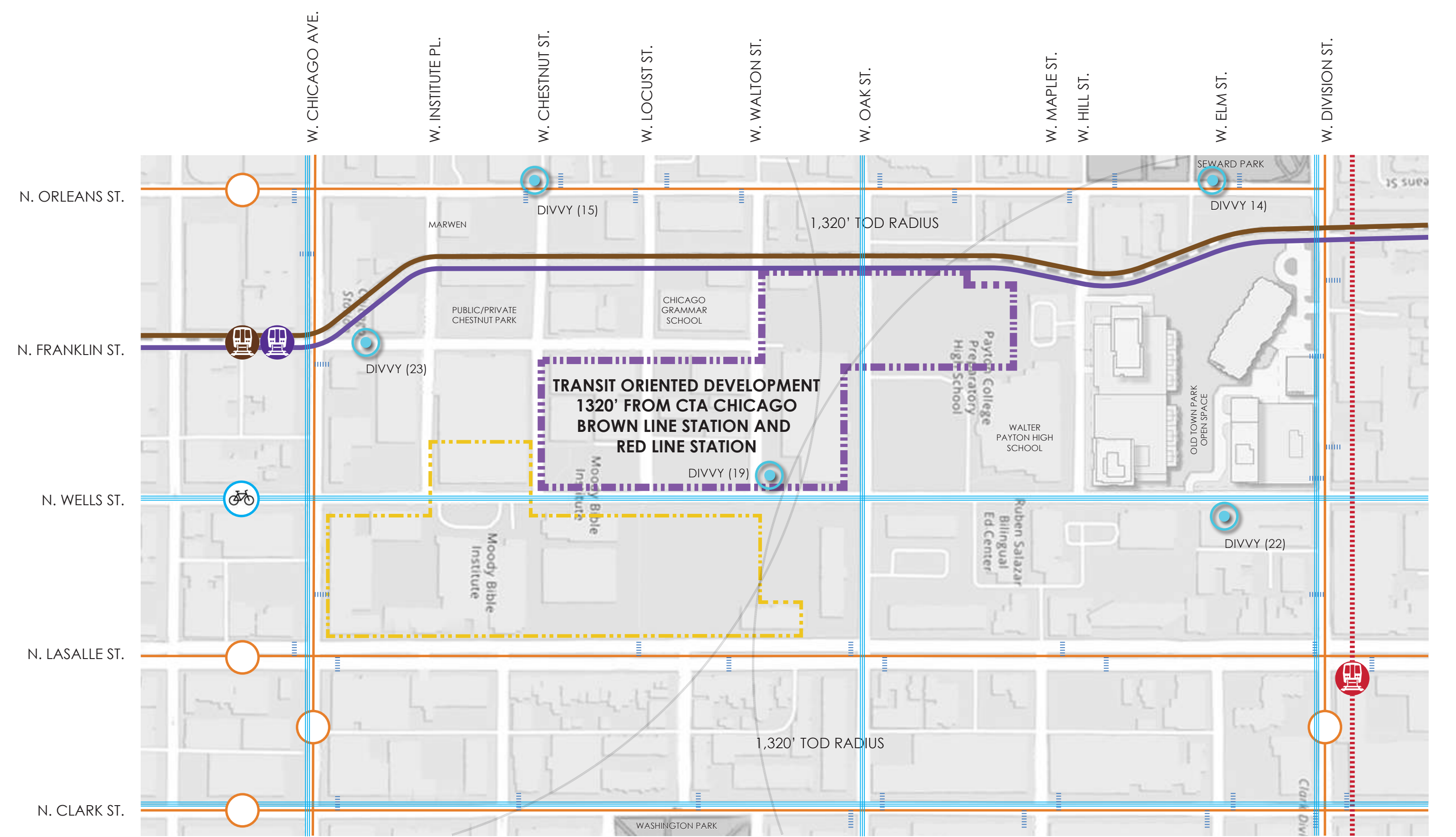


JDL PROPOSED DEVELOPMENT



MOODY BIBLE INSTITUTE

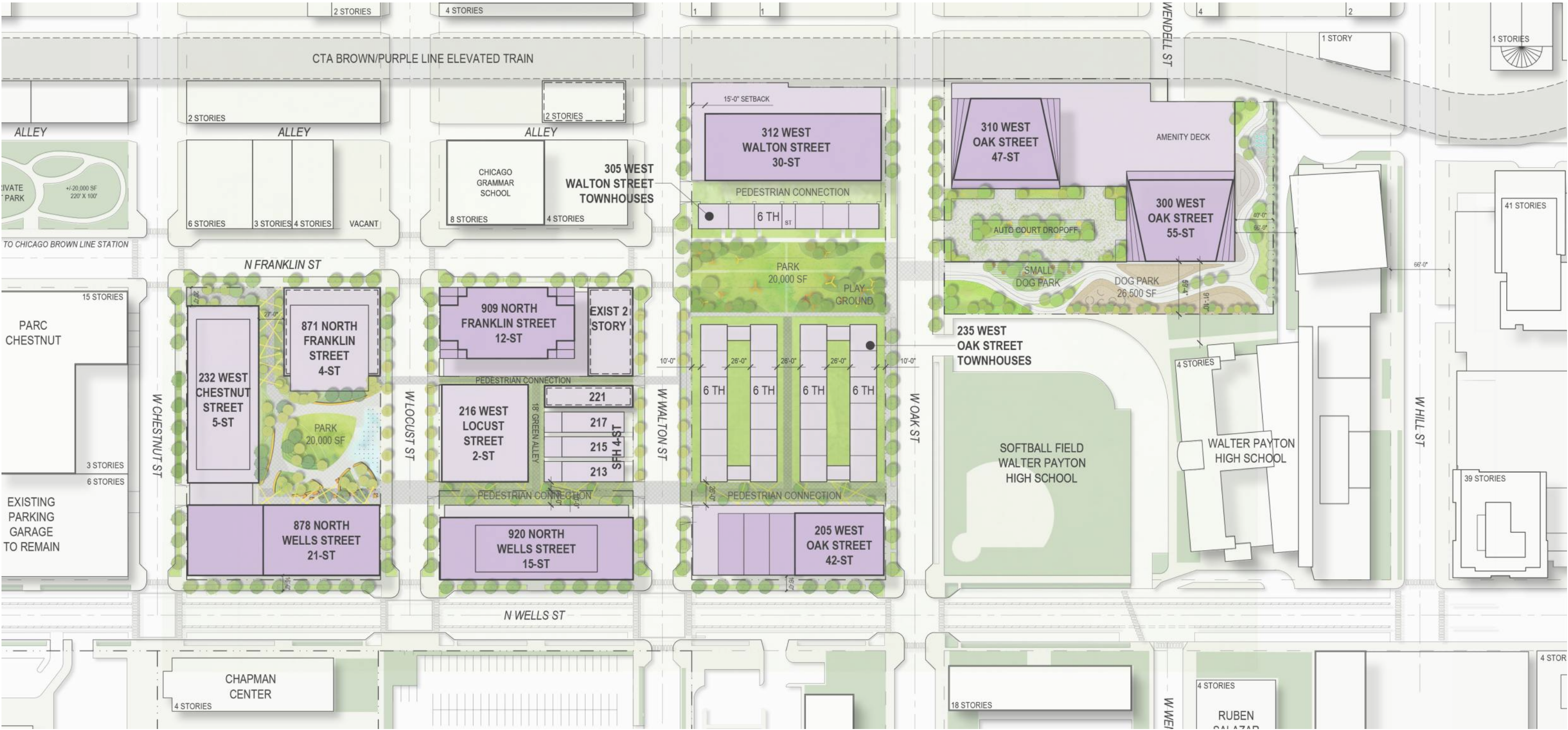




TRANSIT ORIENTED DEVELOPMENT

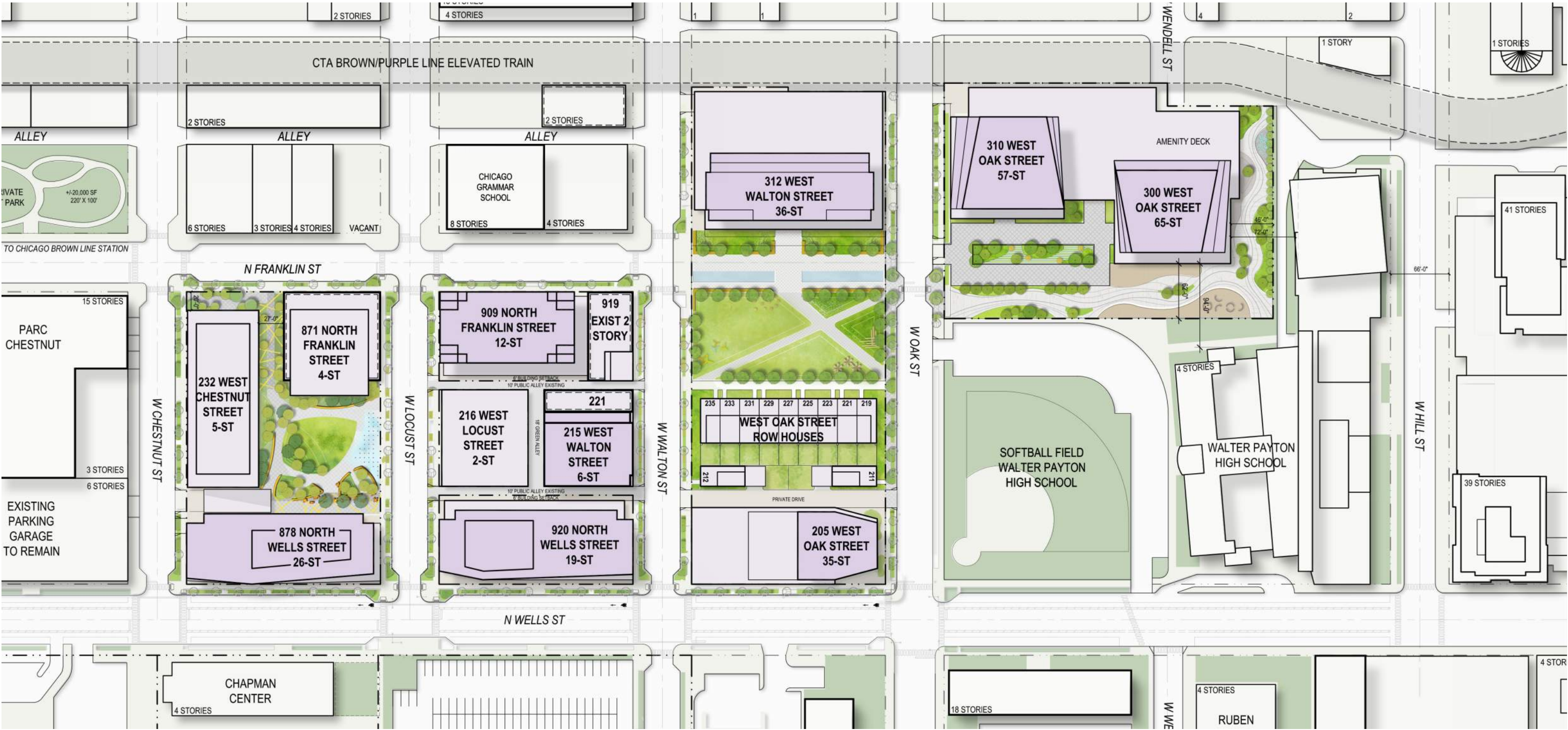
SITE PLAN MODIFICATIONS

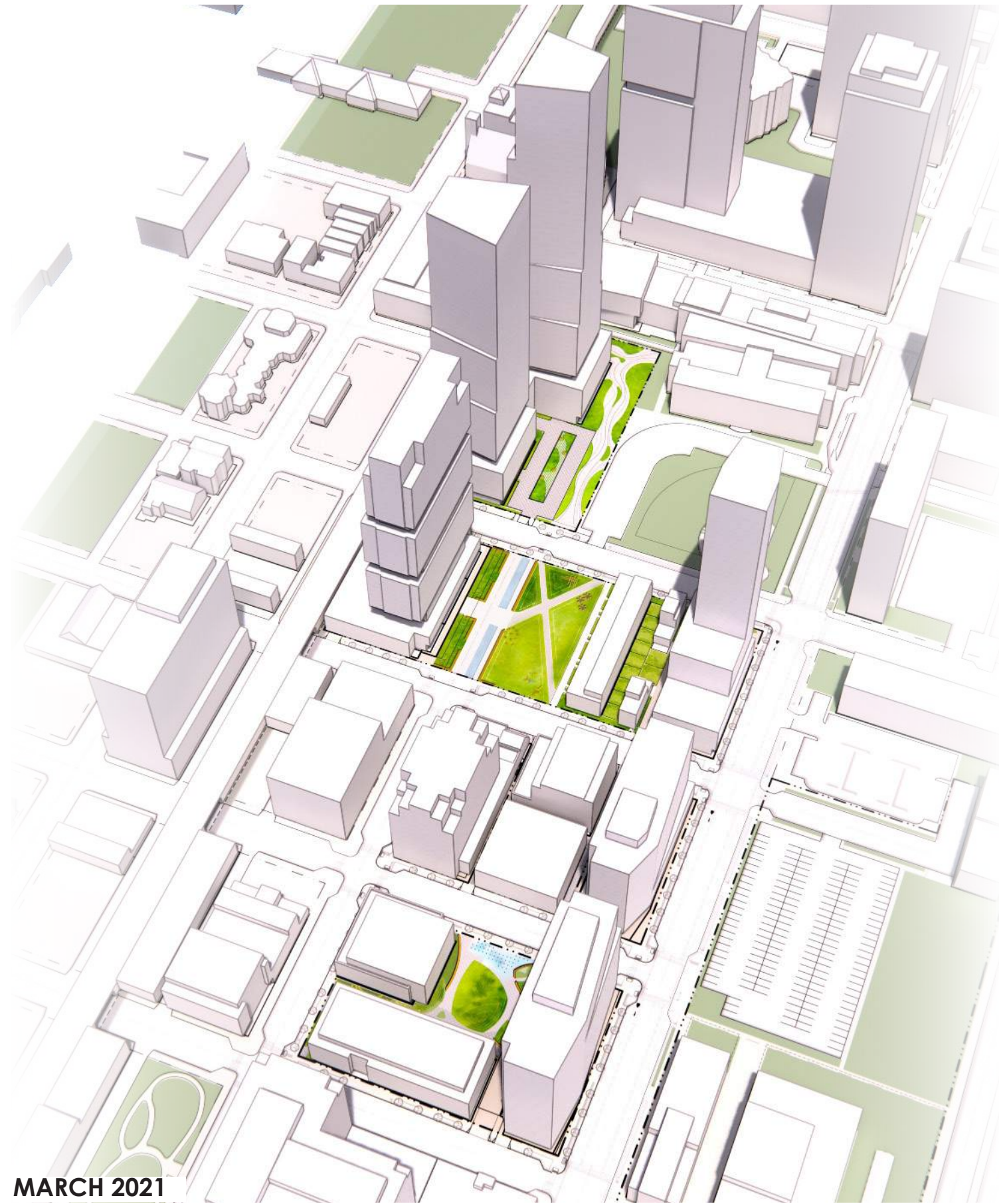
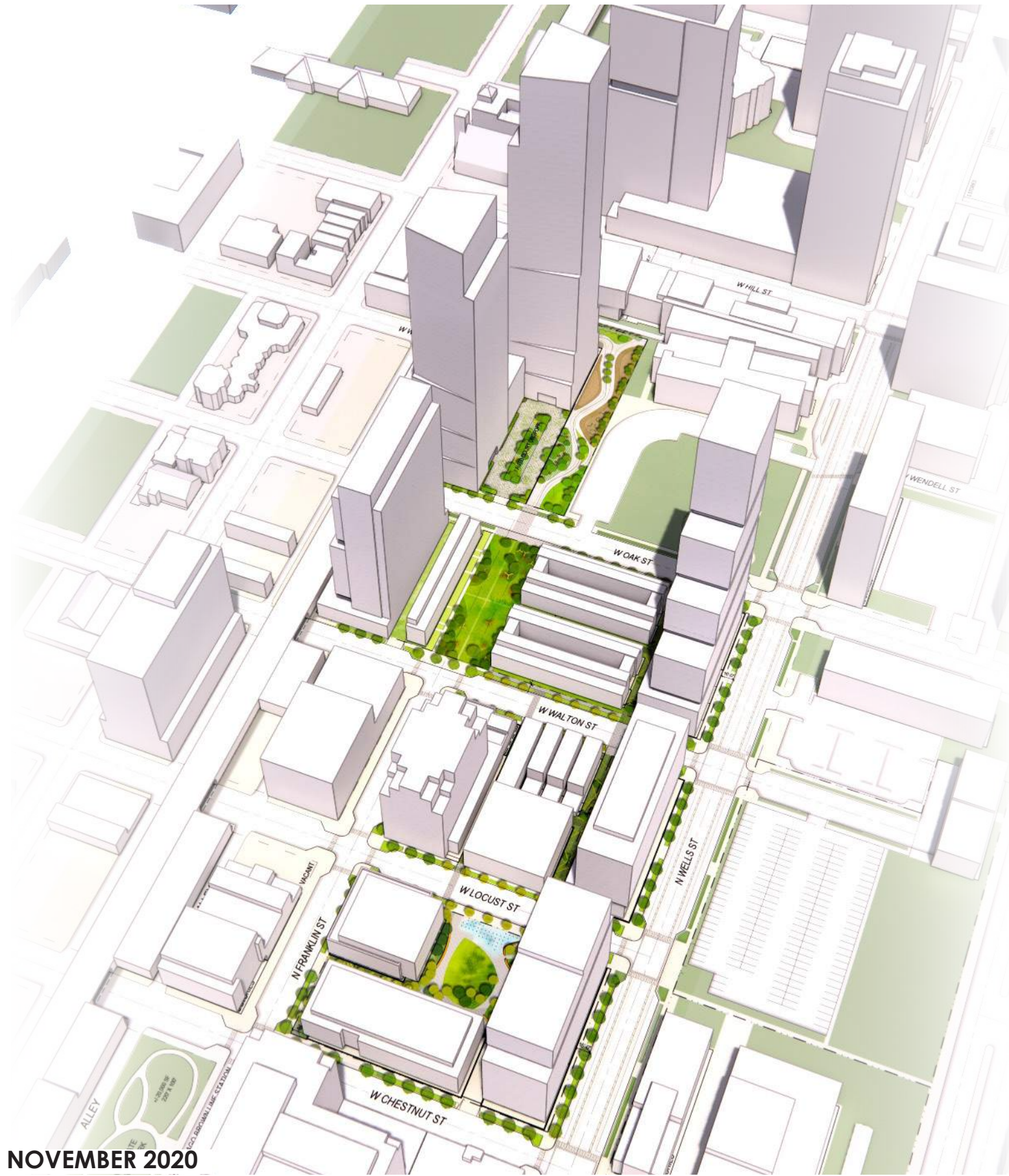
- ADDITIONAL ACRE OF OPEN SPACE (2.5 ACRES TOTAL)
- PARK DESIGN
- ARCHITECTURAL SCULPTING OF WELLS STREET BUILDING DESIGN
- RECONFIGURED PHASE 3 TOWNHOMES
- REMOVED SINGLE FAMILY HOMES ON WALTON STREET
- SHIFTED 312 WALTON CLOSER TO FRANKLIN STREET
- DESIGN MODIFICATIONS OF 312 WALTON AND 310/300 OAK STREET AS A RESULT OF WIND STUDY



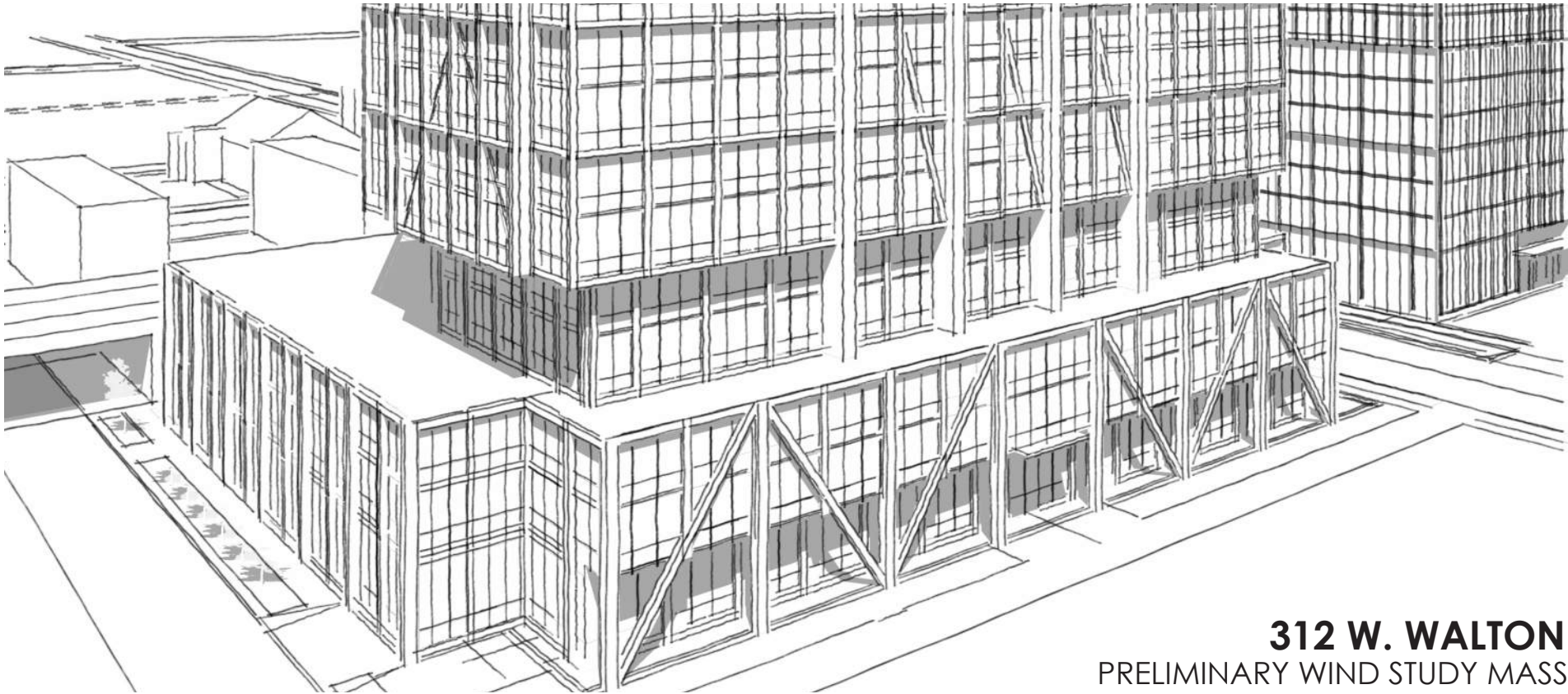
SITE PLAN MODIFICATIONS

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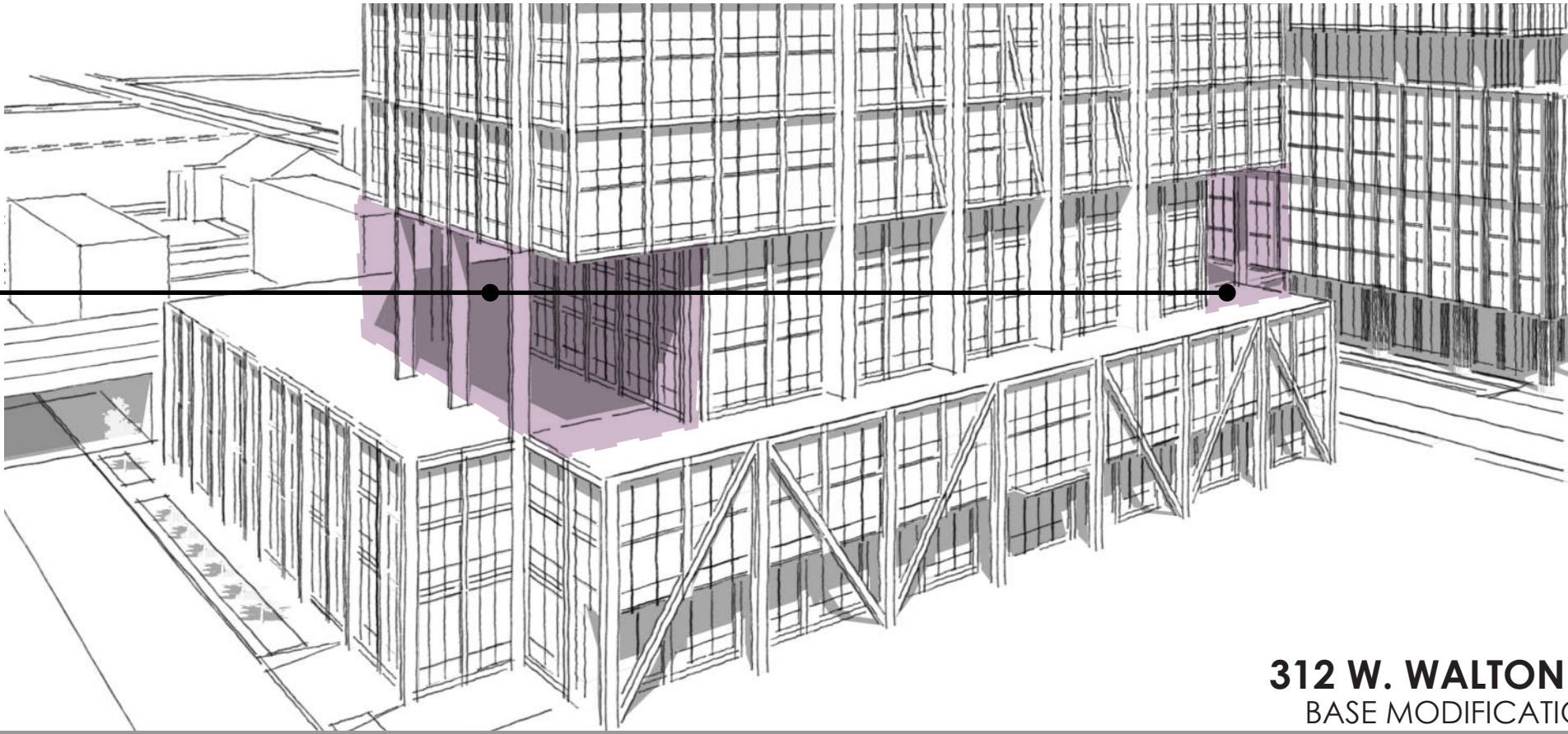
PRELIMINARY WIND ANALYSIS - WINTER



312 W. WALTON ST.
PRELIMINARY WIND STUDY MASSING

INCREASE SETBACK WIDTH:
12'-9" AT NORTH AND SOUTH
INCREASE SETBACK HEIGHT:
10' AT NORTH AND SOUTH

RESULT: REDUCE DOWNDRAFT AT GRADE



312 W. WALTON ST.
BASE MODIFICATIONS

PRELIMINARY WIND ANALYSIS - WINTER



INCREASE SETBACK WIDTH:
12'-9" AT NORTH AND SOUTH

RESULT: REDUCE DOWNDRAFT

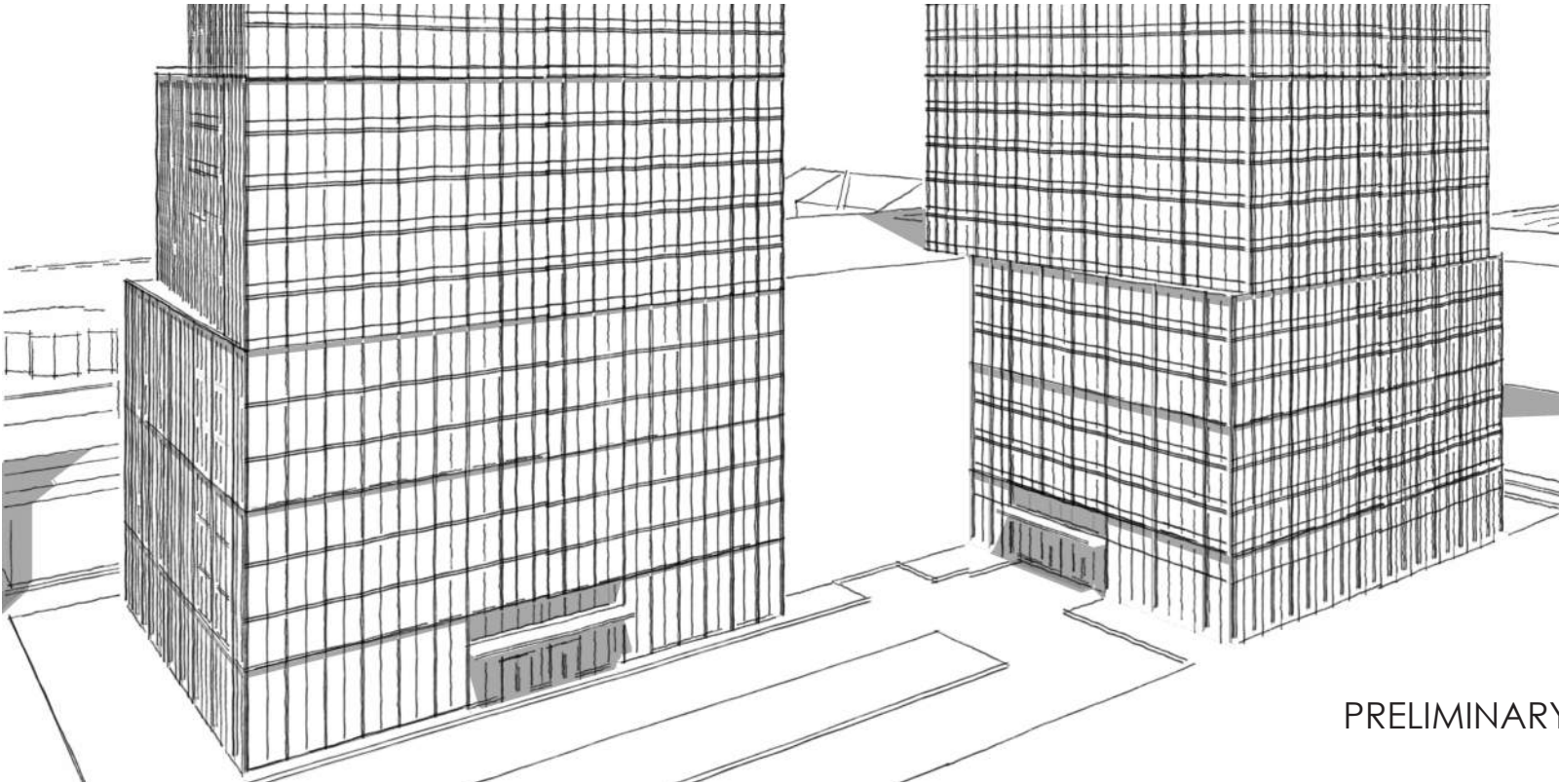
RECESS FLOOR:12' AT PODIUM LEVEL

RESULT: REDUCE DOWNDRAFT AT GRADE

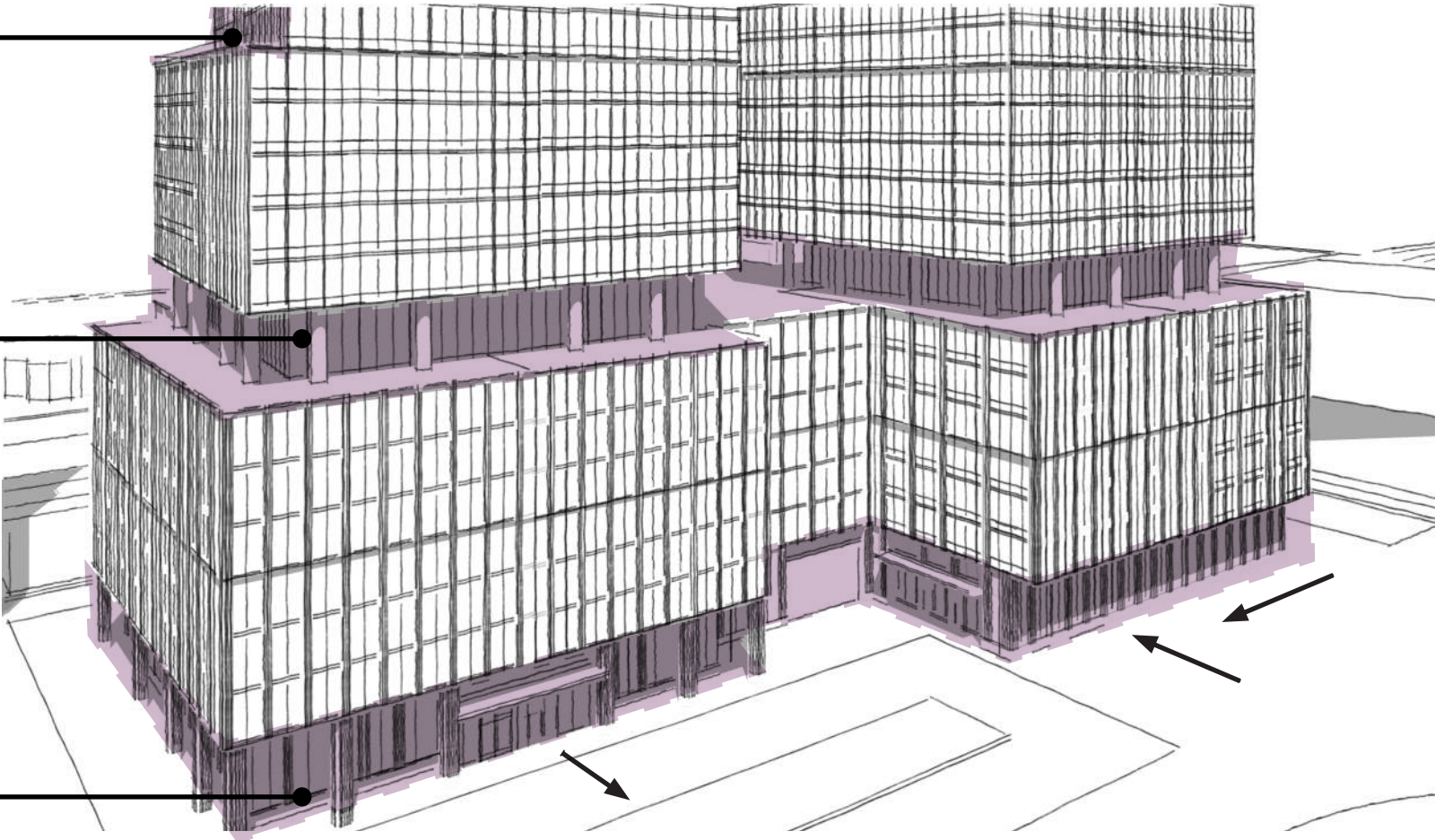
SHIFT 310 W. OAK TOWER EAST
RESULT: INCREASE WINDBREAK AT PODIUM
SHIFT 300 W. OAK TOWER SOUTH & WEST
RESULT: INCREASE WINDBREAK AT PODIUM

RECESS FLOOR: 6' AT BASE LEVEL

RESULT: REDUCE DOWNDRAFT AT GRADE



300-310 W. OAK ST.
PRELIMINARY WIND STUDY MASSING



300-310 W. OAK ST.
BASE MODIFICATIONS

BULK DATA TABLE

PLANNED DEVELOPMENT AREA: 749,186.1 SF
NORTH UNION DEVELOPMENT AREA: 355,150.2 SF

MAX DWELLING UNITS: 2,656
MAX FAR: 5.57

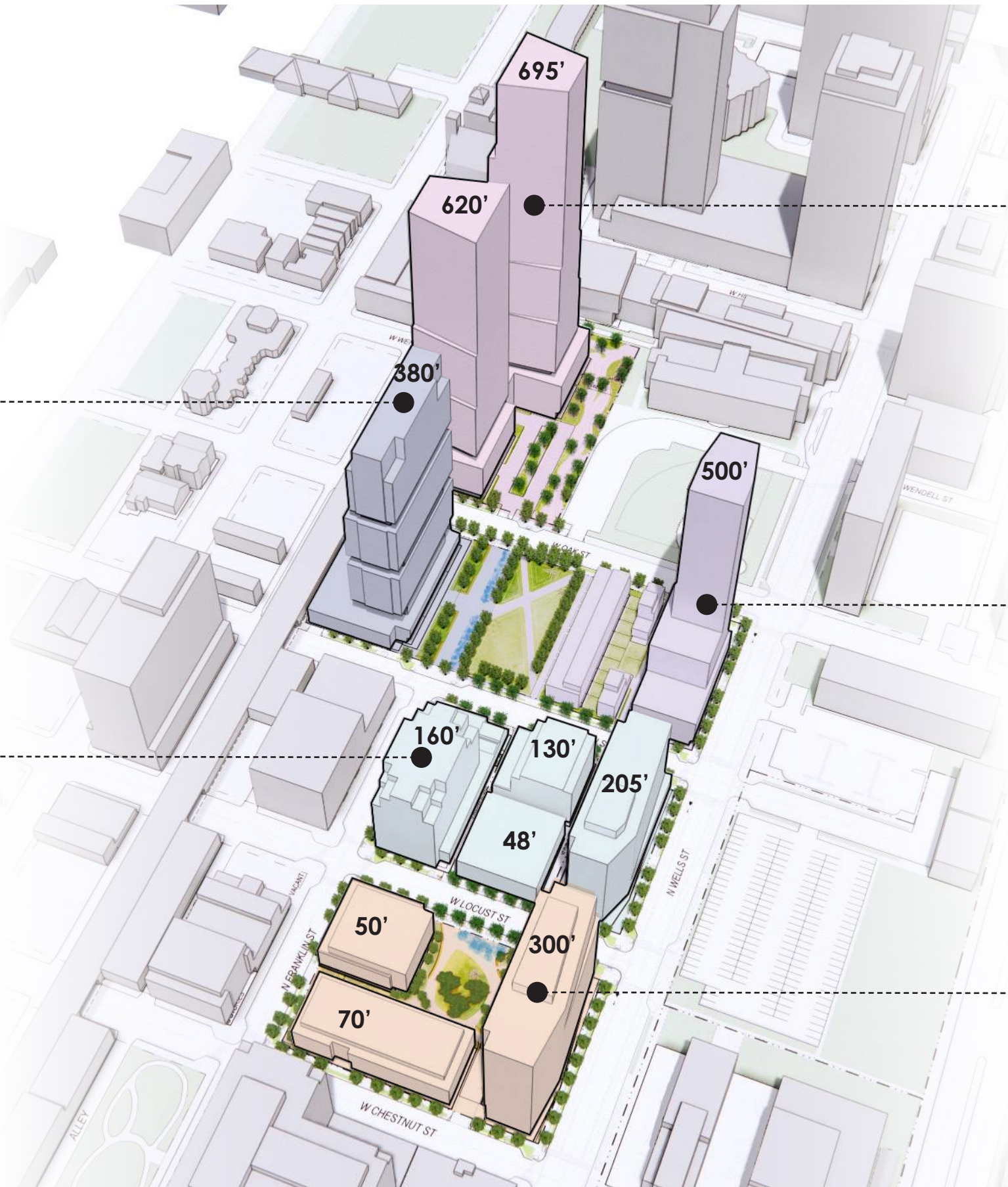
PHASE FOUR (est. start **2027**)
TOTAL FAR: 389,370 SF
TOTAL DU: 379 UNITS / 31 AFF
TOTAL RETAIL: 0 SF
PRIVATE OPEN SPACE: 4,000 SF
PUBLIC OPEN SPACE: 2,000 SF
PARKING RATIO: .51 / DU

PHASE ONE/TWO (est. start **2023**)
TOTAL FAR: 418,900 SF
TOTAL DU: 334 UNITS / 26 AFF
TOTAL RETAIL: 26,725 SF
PRIVATE OPEN SPACE: 2,000 SF
PUBLIC OPEN SPACE: 0 SF
PARKING RATIO: .48 / DU

PHASE FIVE (est. start **2029**)
TOTAL FAR: 1,168,750 SF
TOTAL DU: 1,209 UNITS / 143 AFF
TOTAL RETAIL: 0 SF
PRIVATE OPEN SPACE: 8,000 SF
PUBLIC OPEN SPACE: 49,500 SF
PARKING RATIO: .51 / DU

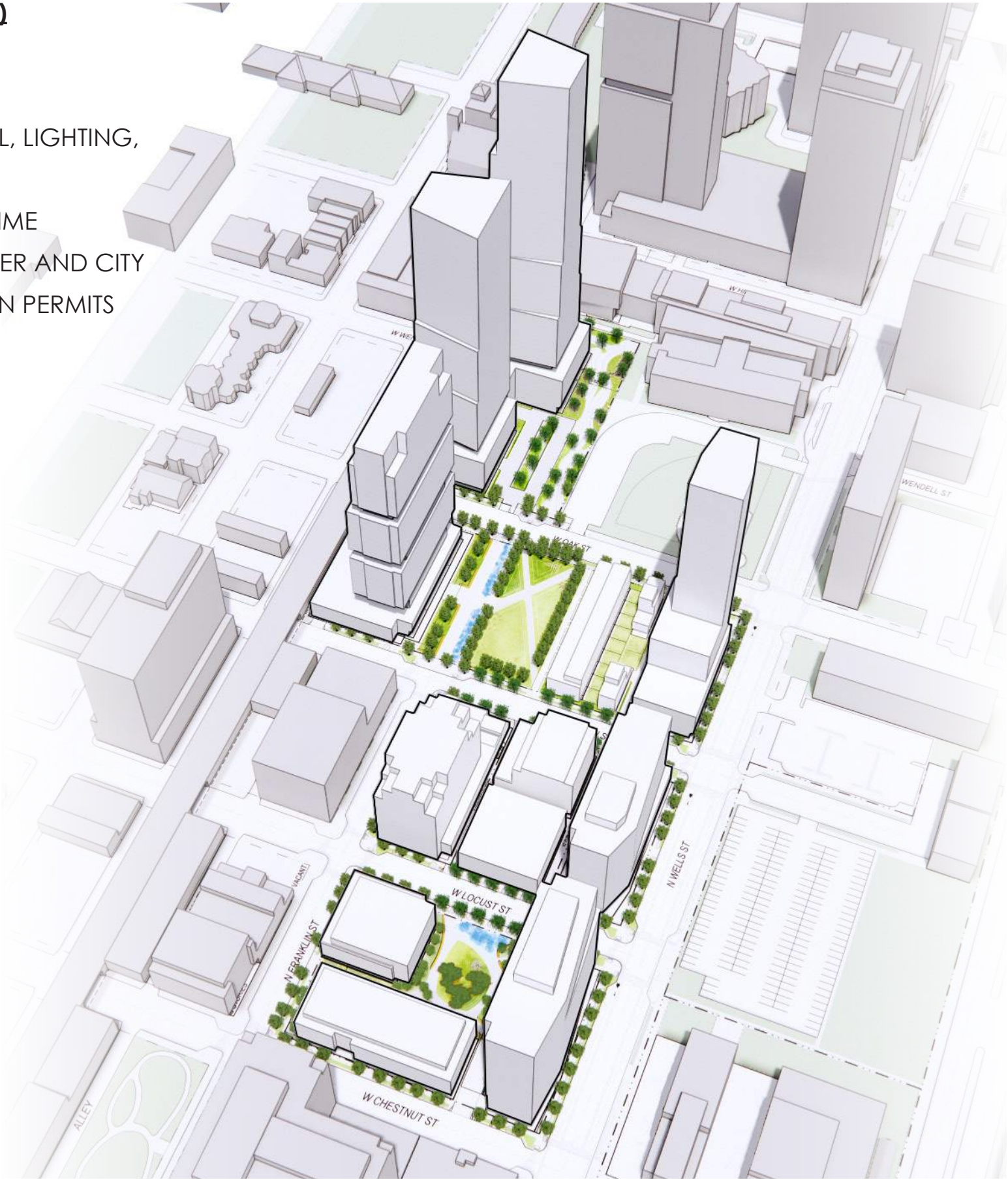
PHASE THREE (est. start **2025**)
TOTAL FAR: 420,099 SF
TOTAL DU: 248 UNITS / 32 AFF
TOTAL RETAIL: 0 SF
PRIVATE OPEN SPACE: 12,000 SF
PUBLIC OPEN SPACE: 36,000 SF
PARKING RATIO: .8 / DU

PHASE ONE/TWO (est. start **2021**)
TOTAL FAR: 527,880 SF
TOTAL DU: 486 UNITS / 41 AFF
TOTAL RETAIL: 5,765 SF
PRIVATE OPEN SPACE: 12,000 SF
PUBLIC OPEN SPACE: 23,000 SF
PARKING RATIO: .48 / DU



DEVELOPMENT MANAGEMENT AGREEMENT (DEMA)

- OVER 2.5 ACRES OF PUBLIC OPEN SPACE
- OPEN 6AM - 11PM
- DEVELOPER MAINTAINED(E.G., SNOW REMOVAL, LIGHTING, PLANTINGS)
- ENTIRE OPEN SPACE PLAN WILL BE BUILT OVER TIME
- DEVELOPMENT AGREEMENT BETWEEN DEVELOPER AND CITY WILL BE IN PLACE PRIOR TO ANY CONSTRUCTION PERMITS
- PUBLICLY ACCESSIBLE ART WITHIN OPEN SPACE
- CHICAGO BASED ARTISTS



**TIMELESS
LANDSCAPE**



**CONTINUOUS
GREEN SPACE**



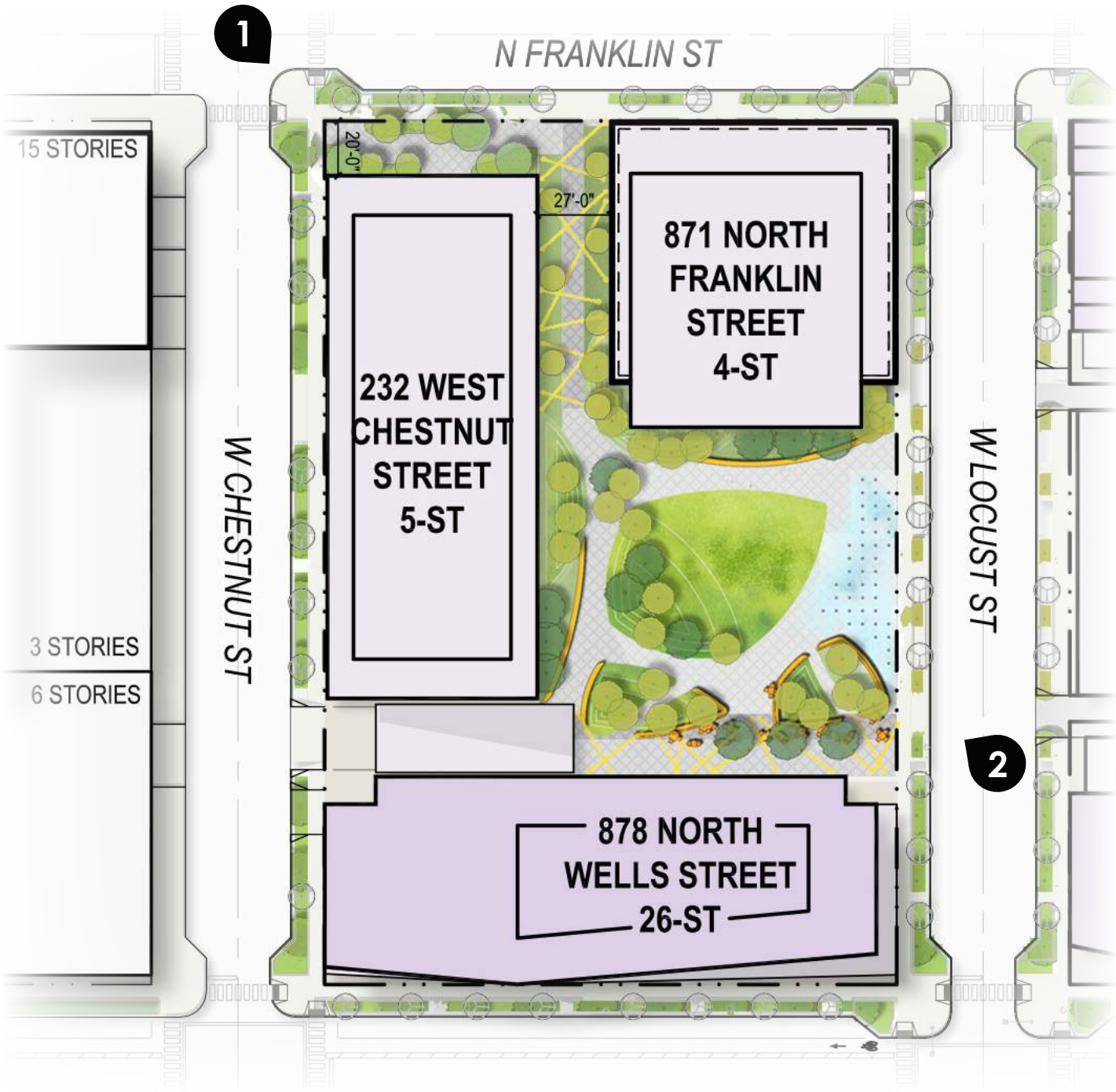
**IMMERSIVE
NATURE**



**LAYERED
VIEWS**

PHASE ONE PARK SPACE

- OPEN SPACE CONNECTION BETWEEN FRANKLIN ST. & WELLS ST.
- RETAIL USES ALONG WELLS ST. TO ACTIVATE GROUND LEVEL



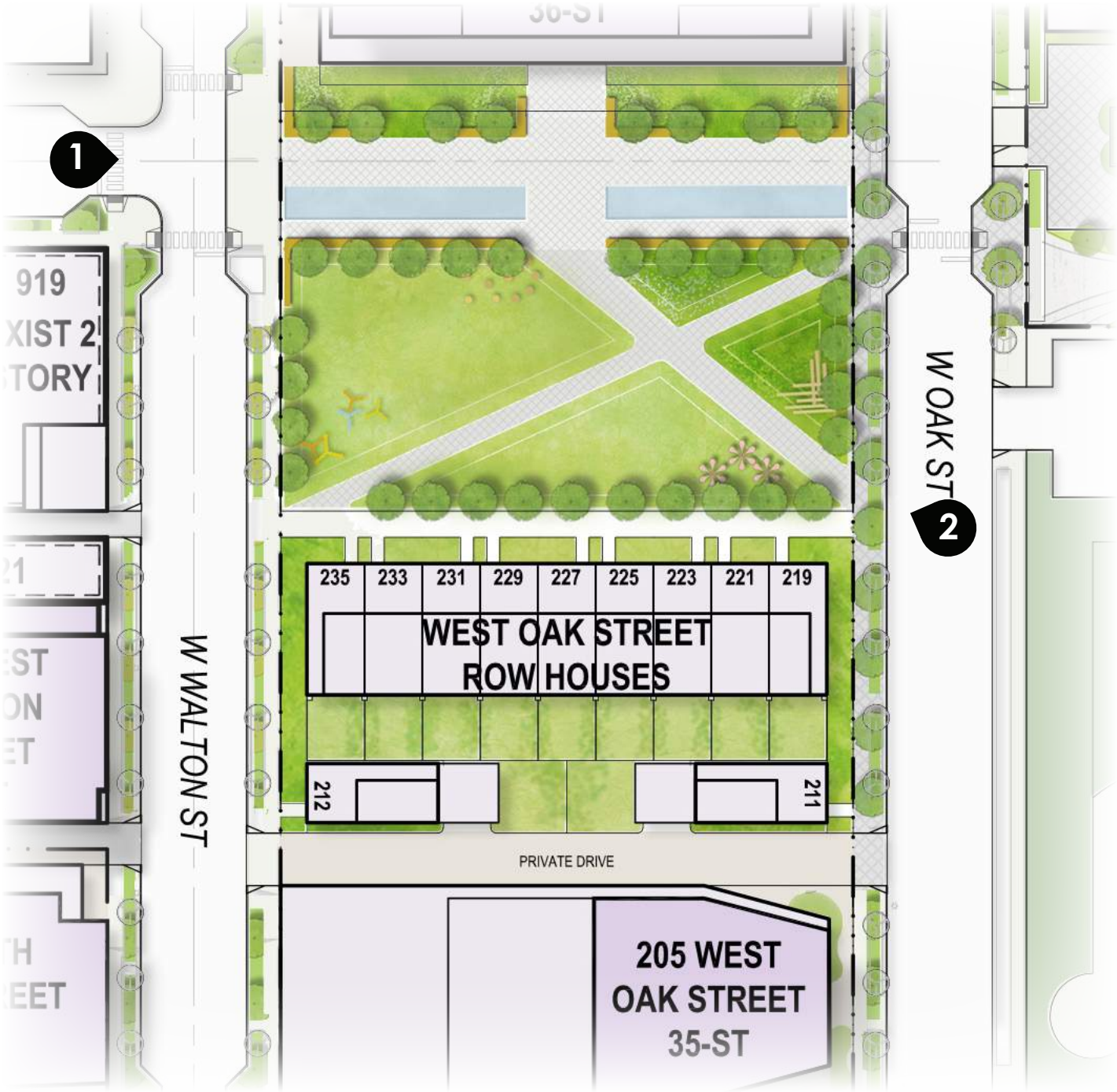
1 ARRIVAL PARK AT
FRANKLIN ST. & CHESTNUT ST.



2 WATER AND PUBLIC
ART FEATURES

PHASE THREE PARK SPACE

- LARGEST PARK IN DEVELOPMENT ON AXIS WITH FRANKLIN ST.
- CHILDREN'S PLAY AREAS



1 MID-BLOCK CONNECTION



2 GREAT LAWN WITH GRADE LEVEL CHANGES FOR INTEREST



PHASE FIVE PARK SPACE

- AUTO COURT DROP OFF
- OPEN SPACE BUFFER BETWEEN WALTER PAYTON PREP AND NORTH UNION

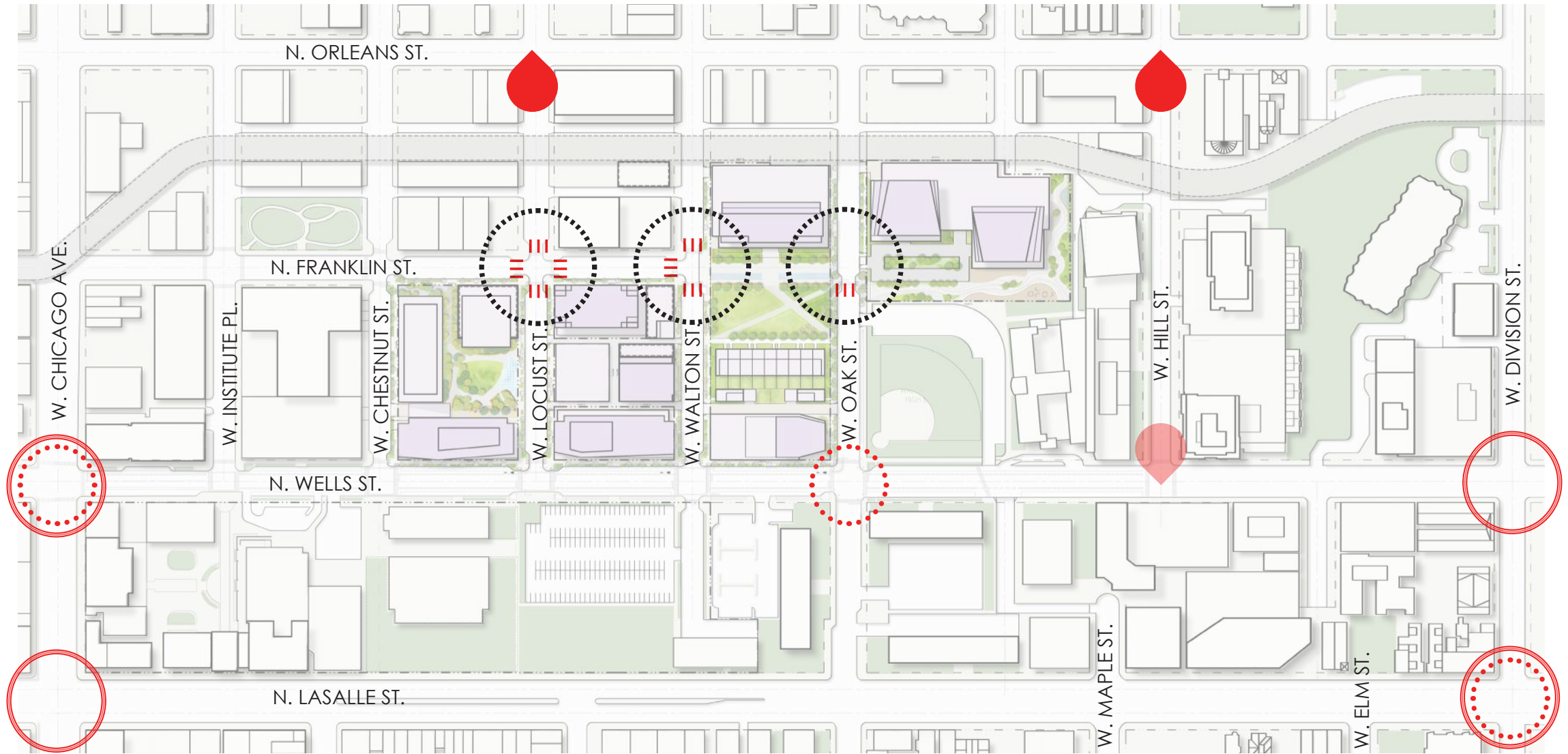


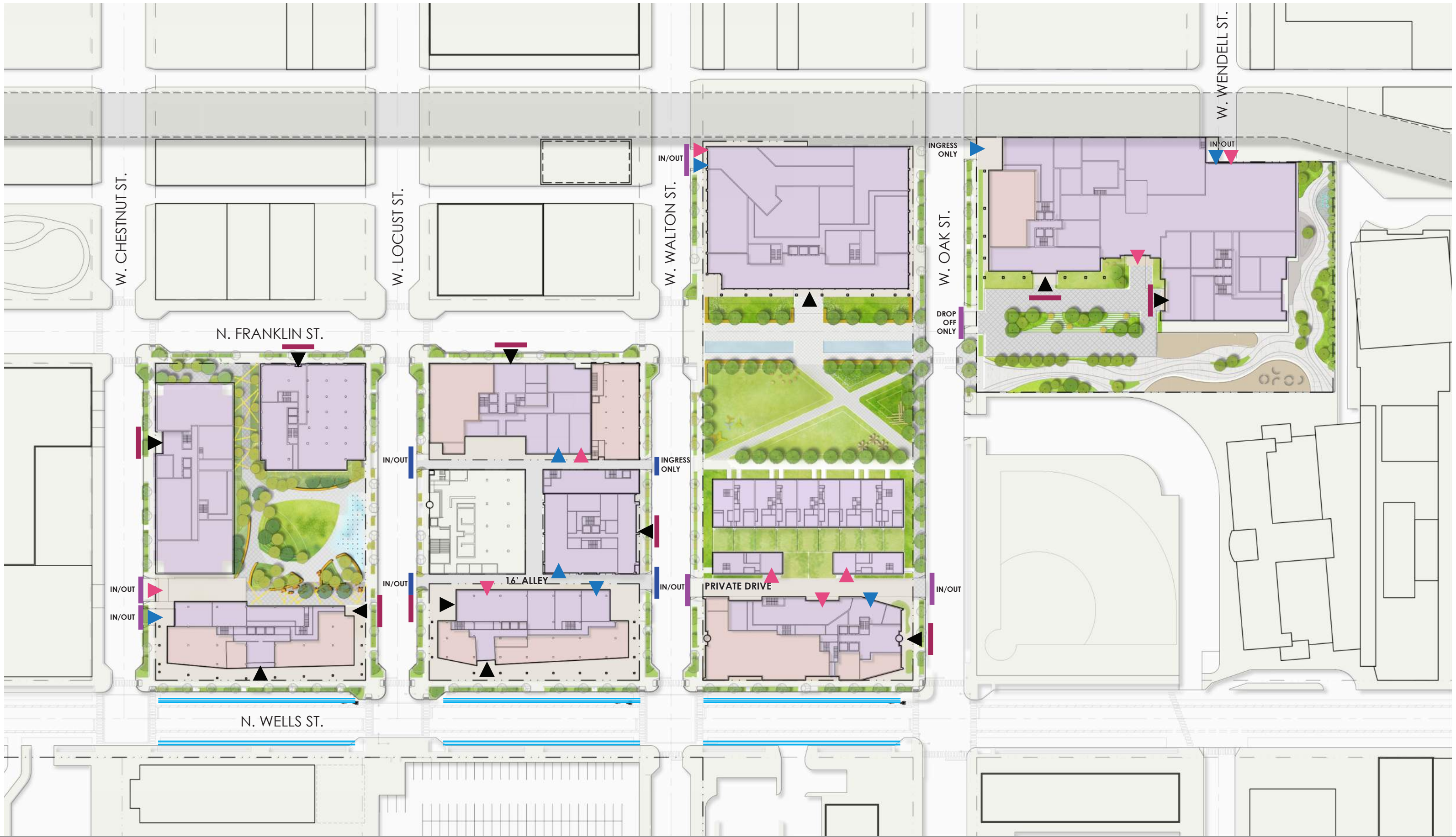
1 MULTIPLE DOG PARKS FOR ALL SIZES



2 OPEN SPACE CONNECTION THROUGHOUT SITE

| INTERSECTION | IMPROVEMENT | RESPONSIBLE PARTY |
|--------------------|---|---|
| WELLS / DIVISION | <ul style="list-style-type: none">• RESTRIPE DIVISION ST. TO PROVIDE EXCLUSIVE LEFT-TURN LANES• PROVIDE PROTECTED PERMISSIVE LEFT-TURN PHASES FOR THE EASTBOUND AND WESTBOUND APPROACHES ON DIVISION ST. | OLD TOWN PARK (PRIOR COMPLETION OF PHASE 1) |
| LASALLE / DIVISION | <ul style="list-style-type: none">• TRAFFIC SIGNAL TIMING MODIFICATIONS | NORTH UNION |
| WELLS / OAK | <ul style="list-style-type: none">• TRAFFIC SIGNAL TIMING MODIFICATIONS | NORTH UNION |
| WELLS / CHICAGO | <ul style="list-style-type: none">• PROVIDE LEAD SOUTHBOUND LEFT-TURN PHASE• TRAFFIC SIGNAL TIMING MODIFICATIONS | NORTH UNION |
| LASALLE /CHICAGO | <ul style="list-style-type: none">• PROVIDE EASTBOUND LEAD LEFT-TURN PHASE• PROVIDE NORTHBOUND LEAD LEFT-TURN PHASE | ONE CHICAGO SQUARE |
| ORLEANS / HILL | <ul style="list-style-type: none">• INSTALL TRAFFIC SIGNAL• PROVIDE PEDESTRIAN COUNTDOWN SIGNALS | OLD TOWN PARK (PRIOR COMPLETION OF PHASE 2) |
| WELLS / HILL | <ul style="list-style-type: none">• INSTALL TRAFFIC SIGNAL• PROVIDE PEDESTRIAN COUNTDOWN SIGNALS | NORTH UNION |
| ORLEANS / LOCUST | <ul style="list-style-type: none">• INSTALL TRAFFIC SIGNAL• PROVIDE PEDESTRIAN COUNTDOWN SIGNALS | NORTH UNION |
| FRANKLIN / WALTON | <ul style="list-style-type: none">• INSTALL HIGH VISIBILITY CROSSWALKS | NORTH UNION |
| FRANKLIN / LOCUST | <ul style="list-style-type: none">• INSTALL HIGH VISIBILITY CROSSWALKS | NORTH UNION |
| FRANKLIN / OAK | <ul style="list-style-type: none">• INSTALL HIGH VISIBILITY CROSSWALKS | NORTH UNION |

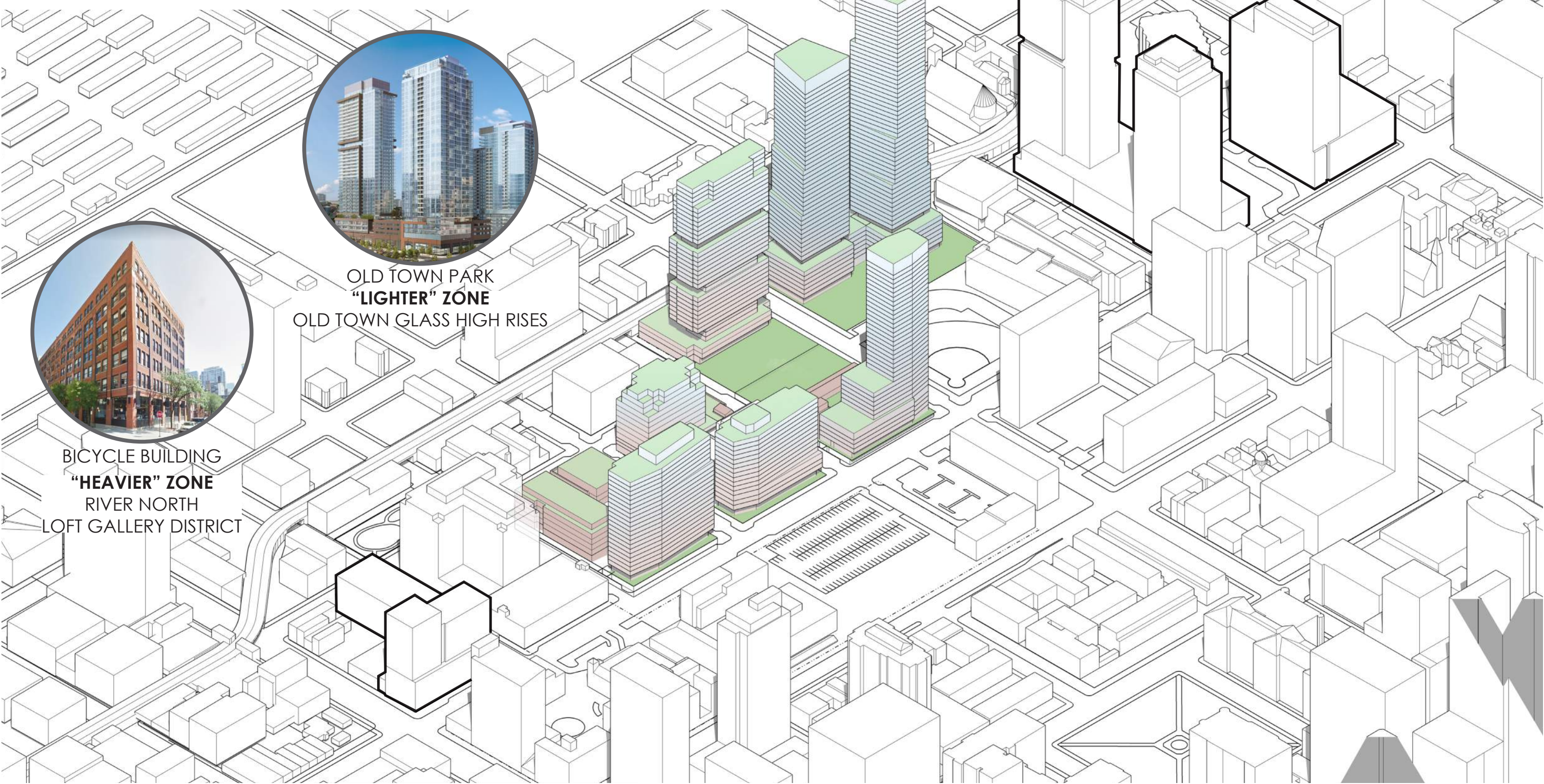




PROPOSED NORTH UNION SITE PLAN: CIRCULATION PLAN

MATERIAL DESIGN AND SELECTION CRITERIA

- LOW RISE BUILDINGS - HEAVIER AND MORE OPAQUE
- HIGH RISE BUILDINGS - LIGHTER AND MORE TRANSLUCENT



OLD TOWN PARK
"LIGHTER" ZONE
OLD TOWN GLASS HIGH RISES



BICYCLE BUILDING
"HEAVIER" ZONE
RIVER NORTH
LOFT GALLERY DISTRICT

"LIGHTER" ZONE "HEAVIER" ZONE











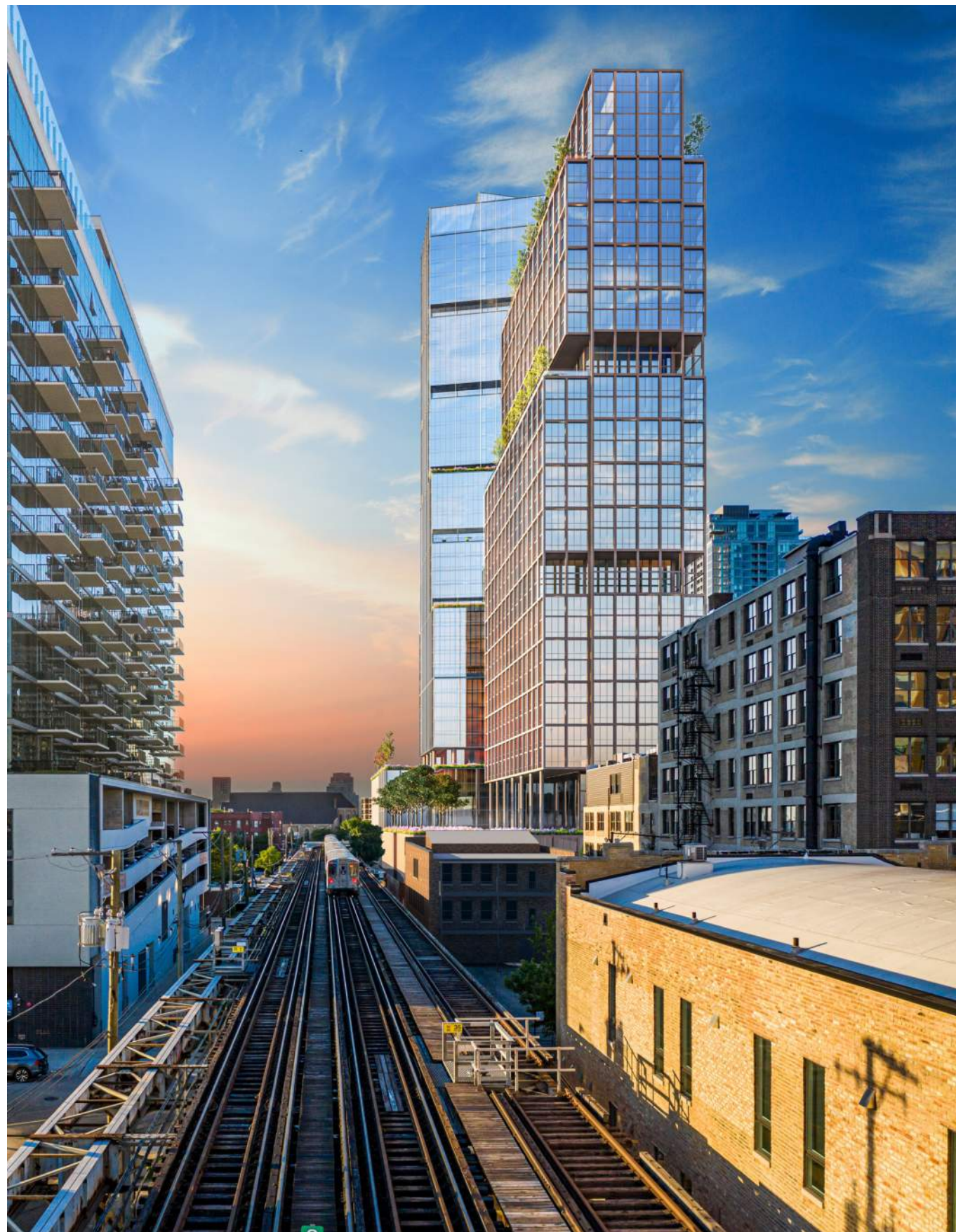










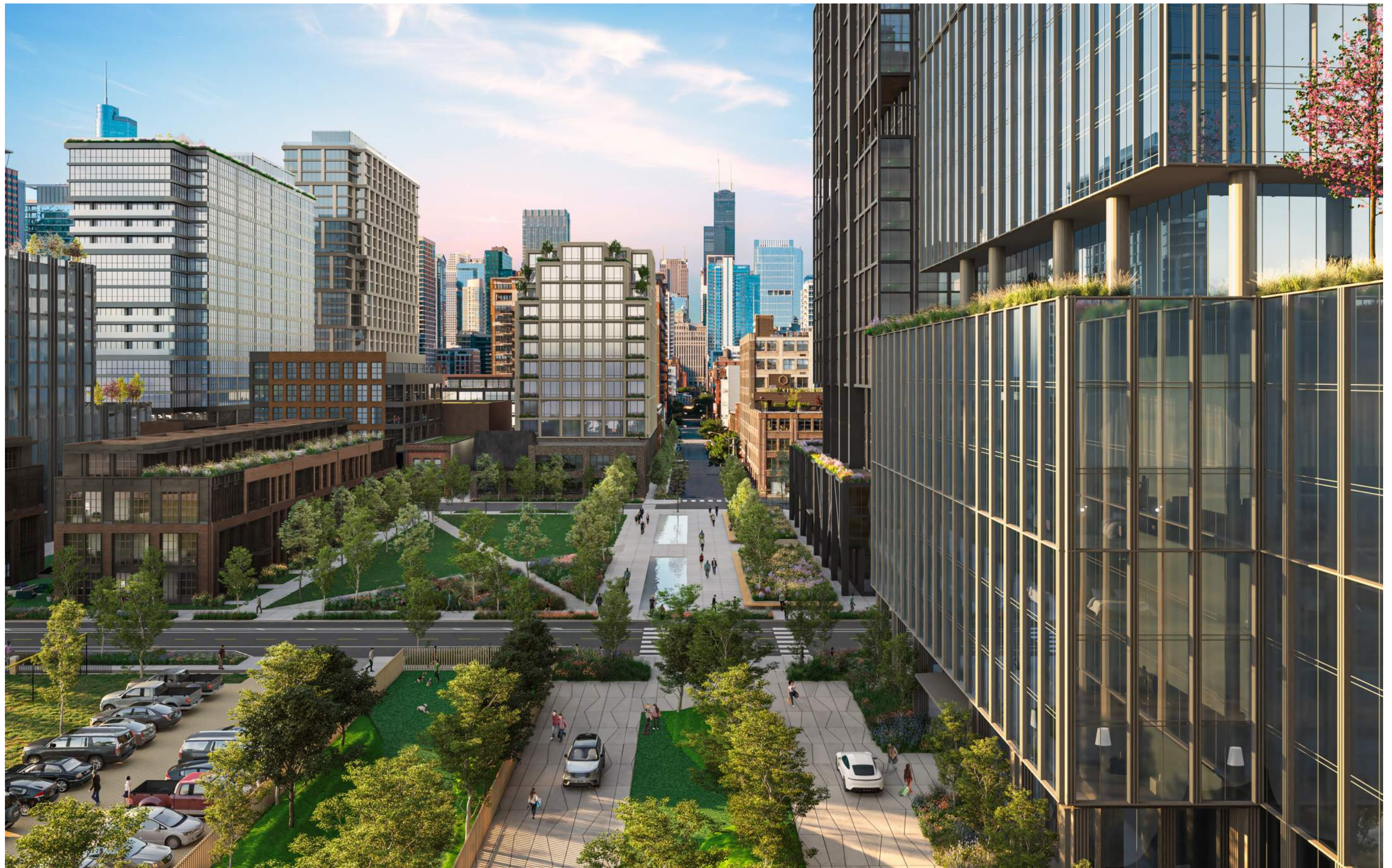
















- CREATE ANNUAL TAX INCREASE OF \$20 MILLION WHEN COMPLETE
- 500-1000 CONSTRUCTION JOBS ANNUALLY FOR 10 YEARS
- 400 PERMANENT JOBS WHEN COMPLETE
- NO PUBLIC FUNDING



jdl.





- INFRASTRUCTURE IMPROVEMENTS
 - STOP SIGNS AND TRAFFIC SIGNALS
 - SLOW DOWN CURBS
- 2.5 ACRES (110,500 SF) OF PUBLIC OPEN SPACE
 - 26,500 SF DOG PARK
 - 23,000 SF CONTEMPLATIVE PARK WITH PUBLIC ART
 - 61,000 SF PARK WITH KIDS' ACTIVITIES
 - 38,000 SF PRIVATE GREEN SPACE
- ACTIVE USES, EYES ON THE STREETS
- SUSTAINABILITY
 - SEEKING LEED NEIGHBORHOOD DEVELOPMENT
 - PERMEABLE PAVING
 - EXCEEDING ENERGY CODE BY A MINIMUM OF **10%**
 - REDUCING INDOOR WATER USAGE BY MINIMUM **25%**
 - DIVERTING CONST. WASTE FROM LANDFILLS BY **80%**
 - SIGNIFICANT BIKE PARKING
 - ELECTRIC CAR CHARGING
 - STORM WATER COLLECTION



- 266 AFFORDABLE UNITS - REQUIRED
236 PROVIDED ON SITE
- UNITS WILL BE EVENLY DISTRIBUTED ACROSS THE SITE AND PHASES
- BUILT UNITS WILL BE EVENLY DISTRIBUTED AMONG UNIT TYPES INCLUDING FAMILY-SIZED UNITS

REMAINING REQUIRED UNITS:

- **\$21 MILLION** PAID INTO CHICAGO'S AFFORDABLE HOUSING FUND OR THE UNITS MAY BE BUILT OFF SITE NEARBY
- AFFORDABLE RENTAL UNITS WILL BE RESERVED FOR HOUSEHOLDS EARNING UP TO 60 PERCENT OF AMI.



- 25% HOURS PERFORMED BY MINORITY AND/OR FEMALE INDIVIDUALS, OF WHICH A MINIMUM OF 10% WILL BE AFRICAN AMERICAN.
- 10% HOURS PERFORMED BY APPRENTICE TRADESPEOPLE
- GENERAL CONTRACTORS WOULD CONTRIBUTE MIN. \$10,000 TO ANY WORK FORCE ORGANIZATION LISTED BELOW OR ORGANIZATION OF THEIR CHOICE.
- SUBCONTRACTORS WOULD CONTRIBUTE MIN. \$5,000 TO ANY WORK FORCE ORGANIZATION LISTED BELOW OR ORGANIZATION OF THEIR CHOICE.
- DEVELOPERS WOULD CONTRIBUTE MIN. \$5,000 TO ANY WORK FORCE ORGANIZATION LISTED BELOW OR ORGANIZATION OF THEIR CHOICE FOR EVERY 100,000 SF OF FAR TO BE BUILT. **(\$130,000 +)**

ST. PAUL COMMUNITY DEVELOPER MINISTRIES
 CHICAGO WOMEN IN TRADES
 REVOLUTION WORKSHOP
 COMMUNITIES EMPOWER THROUGH CONSTRUCTION
 INNER-CITY MUSLIM ACTION NETWORK
 CHICAGO BUILDS
 HIRE 360



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LTENT
DESIGN

OMNI
WORKSHOP



Department of Planning and Development

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